

Minutes: Master Plan Steering Committee – July 8, 2020 – Virtual Meeting

Committee Members attending: Janne Corneil, Stacy Lennon. Barbara (Barney) Arnold, Madeleine Blake, Kerry Kissinger, Tanya White, Angie Verge, Bob Zogg, John Ballantine, Eva Mostoufi.

Absent: Jason Molten, Jessica Nierenberg, Lynne Lipinsky.

Also in Attendance: George Mansfield, Gretchen Caywood and Carren Panico.

Janne Corneil called the meeting to order at 7:00 pm.

Subcommittee Reports

Barney reported that Nathan Brown is no longer a member of the BOS and Dave Model has been elected to the Board, and she said that she has updated them both on the MP activities.

Madeleine updated the Committee on the MVP application, noting that it is nearly ready for submission to the State. The application will be presented to the land use Boards over the next week. Madeleine explained that if Carlisle receives the grant, the funds will be available in September, with the work taking place in the fall and the beginning of next year. The grant is to hire a consultant to assess our vulnerability to climate change. There will be a workshop in the fall and a listening session in the spring.

Janne reported that the School Visioning Committee has completed their work and has submitted their input regarding the MP. Lynne had reported to Janne that she met with Barney, Tanya, Madeleine and John regarding the survey, and she met with Kerry and John about the financial model. Janne added that she spoke with CivicMoxie this week regarding the MP work schedule, and it is still being determined. It is uncertain whether the land use analysis will be complete before the 7/22 meeting, and she requested more info from CM on their current work efforts.

Angie reported that the OS&R Committee met twice to discuss parcels of ≥ 10 acres in Town to rank the parcels based on agricultural value, recreational value, core habitat, open space, trail linking locations, level of development and other factors. She noted that there are several ranking values that may be useful for the MP. Janne said that CM is looking only at undeveloped parcels (no residence), as it is hard to plan for land that is in use. Angie confirmed that the parcel ranking will be made public, and that there are about 30-40 parcels of ≥ 10 acres. The Committee is inventorying the parcels to see the value for open space needs and for potential development.

John provided an update on the financial model, reporting that he, Kerry and Lynne have a baseline plan where taxes increase by 2% per year, this model allowing taxes to stay level vs inflation.

Tanya reported that she had met with Lynne, whose company conducts surveys and opinion polls via a mobile app by zip code, which avoids the need of a list of participants. She noted that this information can be supplemented with a paper survey or email to residents. The Committee agreed that it would be best to use both approaches. Barney had obtained a resident list from the State. The next step is development of a draft survey of no more than 20 questions. Janne pointed out that this will need to be coordinated with CM's analysis and with website development, with CM expected to get a schedule to

us in the next few days. Madeleine recalled that the OS&R Committee had questions they wished to add to the survey, and Angie agreed to check into this.

Janne reported that she and Madeleine are speaking with the website team tomorrow, and that the mapping group [both of the summer intern program] has completed their parcel fact checking and are now doing trails fact checking. John Troast is working on the historic resources database for data and mapping.

Key Takeaways/Drivers

The Committee discussed key takeaways for several categories, these takeaways having been compiled by CM from a consolidation of all MP input to-date, including the Existing Conditions reports, Kitchen Conversation input, Town-wide planning discussions and MPSC meetings and discussions with CM. Janne thanked Bob for taking on the task of editing the Existing Conditions documents and noted that he will also be crafting the key takeaways. It was suggested that any points that need alteration/revision due to the Covid-19 emergency should be noted.

Janne explained that the topics of governance and education have been added to the Key Takeaways/Drivers, as these are important elements of Carlisle's landscape. She added that Madeleine wrote a very nice piece on Governance which Bob is editing, and Eva just provided a preliminary overview K-8 education at the school. Janne further explained that while there are other topics that overlap with governance and education, it may be best not to add more categories, and to fold whatever we learn from these two topic areas into the others. On discussion, the Committee agreed that while there are important aspects from these two topics that need to be considered, it is not in the position to set goals for the Town regarding schools or governance. John pointed out that population projections for the school do impact what the Town does in terms of budget and in other ways., and that it could affect many important issues. Janne said while school population projections are a key issue for financial modeling and toward determining remaining funds available for key projects, such as public facilities, in her opinion setting goals relative to school or governance is beyond the scope of the MP. She suggested that the MP can include whatever information the school provides on goal setting and action items. Janne asked Eva to contact Jim O'Shea for information on school population projections. John offered to work with Jim on funding numbers for the school, as he and Jim have previously agreed to work on this.

Stacey facilitated the discussion on Key Takeaways, asking the group to focus on the areas of demographics and economic base – the two areas where most of the comments had been provided.

Demographic Trends – Janne pointed out one key takeaway from this category: Carlisle's population lacks diversity. The committee discussed the approach to diversity, whether it is through land use and housing policies and what we hope for the school or is there a desire to diversify the population of Carlisle. Bob suggested that this statement may mean we as a town wish to be more inclusive and welcoming. Eva said that while the school tries to support diversity through its Cultural Day, for example, she sees that cultural diversity is present but income diversity is not, adding that increasing income diversity would enhance the school experience for the students in terms of what the world looks like. Janne agreed with Bob's point, adding that we can promote demographic diversity as a value that we aspire to have, and she suggested this could be verified through survey questions. Tanya suggested asking the question differently – "would you support an MP with the policies to create income diversity?" Madeleine suggested a MP focus group on diversity, and Barney and Janne agreed with this approach. Barney suggested a survey questions about building affordable housing, as responses to that

may indicate if the town really wants to see more diversity. Eva pointed out that even the cost of affordable housing in Carlisle would be prohibitive for some people. Regarding a focus group on diversity, Madeleine asked Committee members to email her if they are interested, and to suggest someone in their neighborhood who may have information to contribute to this conversation.

Another demographic trend noted in the MP information gathering is that Carlisle's population has been aging and the number of families with school age children has been declining over the last decade, with this trend expected to continue for the next decade. However, John confirmed that shortly after 2030 there will be a significant demographic shift to a younger group of people, and he noted that policies put forward in the MP could last 10-20 years.

Economic base - The Committee discussed the first Key Takeaway in this category: Carlisle's tax base growth is modest and just keeping up with inflation. Alternative ways of stating this point were proposed. Tanya said that it should be directly pointed out that very nearly 100% of the town's tax base is residential. Barney said that we can assume at least in part that a huge amount of maintenance has been deferred on many Town buildings and facilities, and so we can't say Carlisle is working well under the current system. It was noted that school projects had been prioritized and that the town had decided not to allow significant commercial revenue possibilities, with currently very little space for an economic district. Madeleine pointed out that the existing business districts were created in the 1950s and 1960s and that now [to create more] it could only be done with existing residences in place. She asked how we differentiate one part of a town from another to do this? Janne suggested that this topic be further discussed after reviewing the final Existing Conditions reports.

Land Use and Zoning – Madeleine pointed out the takeaway referring to “Limited land use policy tools.....” Explaining that it is not quite accurate. She said that the Bylaws are existing land uses that were set by the Town in the 30s, 40, 50s, 60s but also limited by State law, adding that there are factors that we cannot control. John pointed out that any proposed zoning changes may affect septic and well, which must be considered. John added that changing zoning is a multi-faceted issue which we will only likely be touching on in the MP. Do people want to change the zoning?? Janne noted that the Existing Conditions reports will help form our options. Clark Farm was pointed out as an example of a situation where there is more that the owners would like to do but cannot do currently because of existing policies. Madeleine said that there are few peer communities to which we can compare land use policies.

Open Space and Natural Resources – Stacy asked about the key takeaway that implies that some open space needs are going unmet. Janne said CM had spoken with Rec Com who had cited an increased demand for recreation land. Madeleine suggested that the bigger question is can we maintain all the land the Town has purchased, which is not RecCom specific. She referred to the situation with the cranberry bog. Janne pointed out that open space and recreation is in the purview of the MP, and so will be a key part of the plan. Angie noted that many groups have their goals and needs for the 1100+ acres of CR and OS, and the MP should pull together how it can be utilized.

Janne explained that Bob and Stacy will sharpen/finalized the key takeaways over the next few weeks. It was agreed that threats to open space such as invasive species, diseases to trees and climate change should be addressed. Angie agreed to work with Bob on information to include in the Existing Condition reports re these issues.

Minutes

The Board reviewed the draft Minutes from the 6/24/20 meeting. Barbara moved to approve the Minutes as drafted, Angie seconded the motion, and it was approved unanimously (10-0) by roll call vote.

The meeting was adjourned at 8:29 pm

Respectfully Submitted,
Gretchen Caywood